



142 The Hill, Cromford - DE4 3QU
£199,995



142 THE HILL

Cromford, Matlock

Grants of Derbyshire are delighted to offer for sale this charming two-bedroom cottage in the sought-after village of Cromford. Arranged over three floors, the accommodation briefly comprises a dining kitchen and living room to the ground floor, bedroom two, study area and bathroom to the first floor, and bedroom one occupying the second floor. To the rear, the property offers a paved patio area ideal for outdoor dining, along with a useful outbuilding for storage. A further garden area is located directly opposite the seating area, providing an additional paved space and a wooden shed. Both garden areas enjoy stunning countryside views. The property also benefits from off-road parking for multiple vehicles to the rear. Viewing highly recommended. Virtual tour is available. No upward chain.

Council Tax band: B

Tenure: Freehold

EPC Energy Efficiency Rating: D

- Two Bedroom Cottage
- Off-road parking for multiple vehicles
- Stunning Views To The Rear
- Sought After Location
- Useful Outbuilding
- EPC Rating D
- No upward chain





Ground Floor

The property is accessed via the blue front door that opens directly into the

Living Room

12' 10" x 13' 11" (3.90m x 4.23m)

A generous living room featuring exposed wooden beams that add character and charm, complemented by a front-aspect window. The focal point is the brick-surround housing the electric fireplace, creating a cosy atmosphere.

Dining Kitchen

7' 10" x 13' 7" (2.38m x 4.13m)

With cream tiled flooring, this modern kitchen features a range of wall, base and drawer units topped with a black laminate worktop and finished with tiled splashbacks. Integrated appliances include a Beko oven and induction hob with an extractor hood above, along with a stainless steel sink and chrome mixer tap. There is space for an under-counter fridge and washing machine, as well as room for a small dining table and chairs. A rear door provides convenient access to the garden.

First Floor

Stairs from the living room rise to the first floor landing.

Bedroom Two

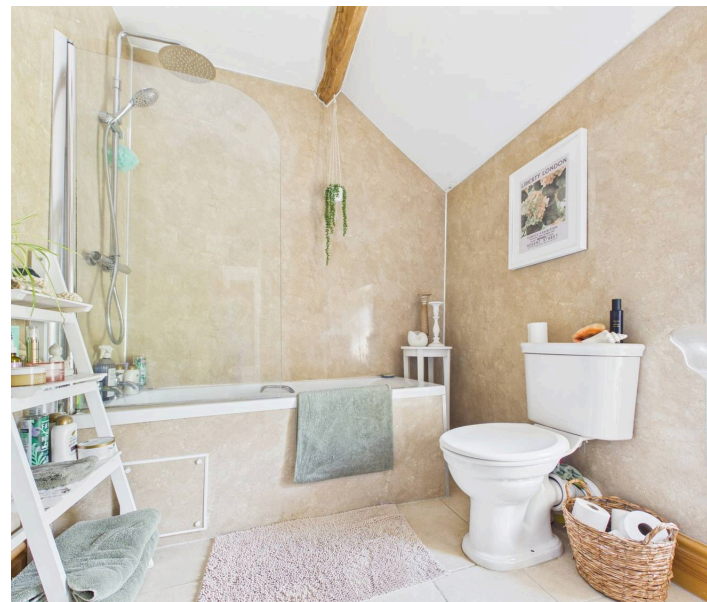
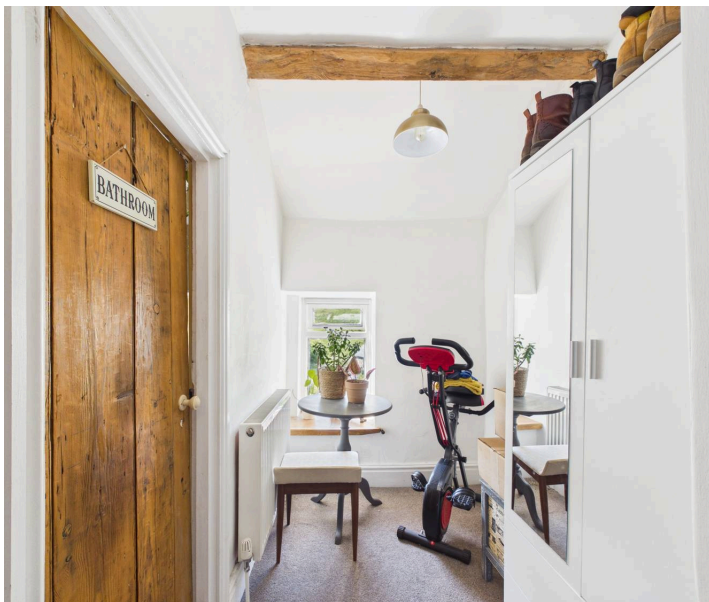
12' 11" x 11' 1" (3.93m x 3.39m)

This second bedroom features exposed wooden beams and a front-aspect window that lets in plenty of natural light. The exposed brick wall provides a pleasant focal point.

Study space

6' 11" x 5' 4" (2.10m x 1.63m)

Open to the second bedroom is this versatile space, which would make an ideal study or dressing area.



Bathroom

6' 10" x 7' 7" (2.08m x 2.30m)

This modern bathroom is fitted with easy-maintenance wall panels and includes a three-piece suite comprising a low-flush WC, white pedestal wash hand basin and a panelled bath with a mains shower over.

Second Floor

Stairs from the first floor landing rise to the second floor.

Bedroom One

13' 2" x 14' 2" (4.02m x 4.33m)

A generous bedroom with windows to the front and side aspects, and featuring the same characterful exposed brick wall seen in bedroom two.

Outside

To the rear of the property is a charming paved seating area enjoying countryside views, along with an outbuilding ideal for storage. A further garden area is accessed via the gate opposite the seating area, offering an additional paved section with a wooden shed for extra storage. The property also benefits from off-road parking at the rear.

Council Tax Information

We are informed by Derbyshire Dales District Council that this home falls within Council Tax Band C which is currently £1882.28 per annum.

Directional Notes

The approach from our Wirksworth Office on St John Street is to continue towards Cromford via Harrison Drive, Continue up Steeple Grange passing under the bridge with the High Peak Trail and travel down Cromford Hill where the property is located on the left hand side.





Floor 0



Floor 1



Floor 2



Approximate total area⁽¹⁾

65 m²
700 ft²

Reduced headroom

0.7 m²
8 ft²

(1) Excluding balconies and terraces

Reduced headroom

----- Below 1.5 m/5 ft

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE 360



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